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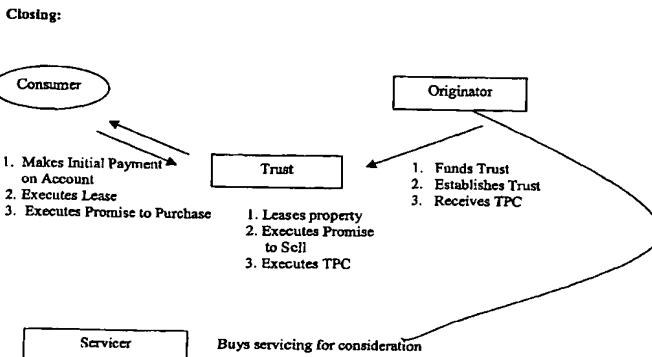
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(54) Title: SYSTEM AND METHOD FOR CONDUCTING RESIDENTIAL FINANCING TRANSACTIONS



(57) Abstract: As provided by the exemplary method described herein, a single-asset trust would be established by the originator, as settlor, naming a special purpose entity as the trustee. The trust would be subject to the terms of a written indenture designed for this specific purpose which would be used generically by all originators participating in the program. The funds necessary to acquire the real property would be deposited into the trust by the originator, as settlor, and used to fund the purchase of the property. The trust would then enter into a combination lease/contract-for-deed agreement with the lessee/purchaser. The settlor would be the initial beneficiary of the trust, but the beneficial interest in the payment stream arising from the trust would be assignable to third parties. The power to remove and appoint trustees would be granted to the beneficiary and the beneficiary would have the power to direct the trustee with respect to foreclosure of the property. These rights would be assignable with the payment stream. Figure 2 shows that the originator will close and fund the trust according to applicable law. The originator will establish an irrevocable trust under a uniform Trust Indenture, and then fund the same. The trust will hold title with licensee as initial beneficiary. The trust will execute the Lease with the purchaser/lessee as well the Promise to Purchase.

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INTERNATIONAL SEARCH REPORT

International application No.

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A. CLASSIFICATION OF SUBJECT MATTER

IPC(7) : GO6F 17/60
US CL : 705/35

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)
U.S. : 705/35

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category *	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	US 6192347 (GRAFF) 20 February 2001 (20.02.2001), entire document.	1-2
Y	US 6167384 (GRAFF) 26 D3c3mb34 2000 (26.12.2000), entire document.	1-2

Further documents are listed in the continuation of Box C. See patent family annex.

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